



## Historic Architectural Review Commission Staff Report for Item 4

**To:** Chairman Haven Burkee and Historic Architectural Review Commission Members

**From:** Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** January 23, 2024

**Applicant:** Serge Mashtakov, Engineer

**Application Number:** H2023-0047

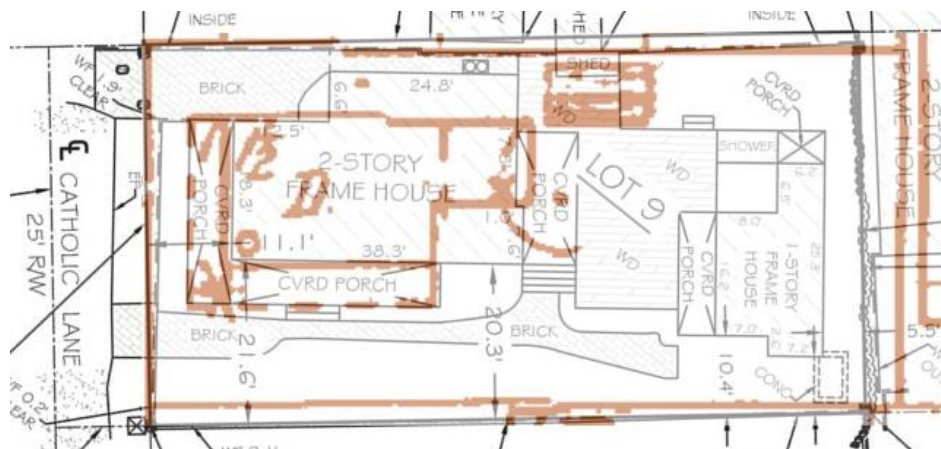
**Address:** 623 Catholic Lane

### Description of Work:

Demolition of side and rear additions at main house. Demolition of side additions to accessory structure. Demolition of existing shed.

### Site Facts:

The building under review is a contributing resource to the historic district. The property is located at the eastside of the dead end of Catholic Lane. The lot contains two structures, the principal building is a one and a half -story frame house that was built circa 1912. The house still preserves its original “L” shape porch, with side and rear modifications can be observed by comparing the 1962 Sanborn map with the current survey. A non-historic accessory structure is located behind the house.



*Current Survey and 1962 Sanborn Map.*



*Front of the House circa 1965.*



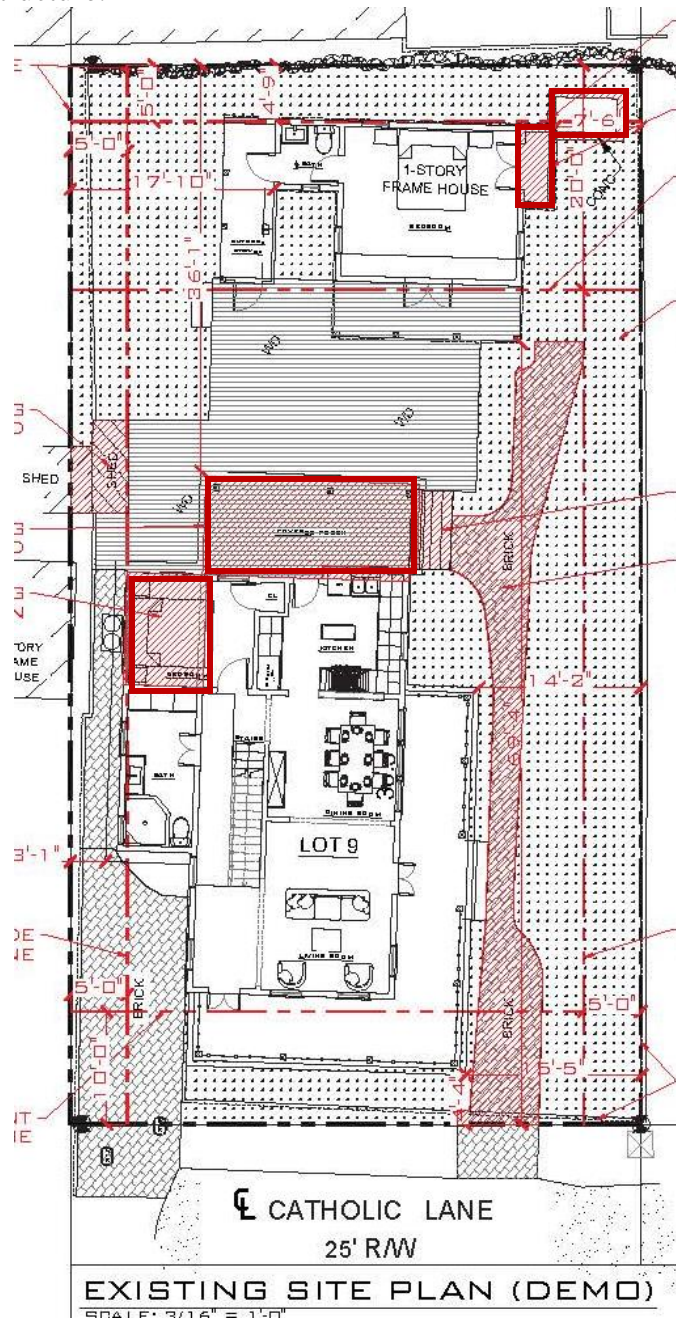
*Front of the House.*

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for non-contributing or non-historic structure of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a one-story non-historic rear addition. In addition, the plan requires the demolition of an existing shed and an addition to the accessory structure.



*Areas Proposed to be Demolished.*

The rear additions, addition to the accessory structure and rear shed are not historic, therefore the evaluation for this request shall be based on section 102-217 (3) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the structures under review are not character defining features to the historic site or to the historic building.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The proposed structures to be demolished are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The non-historic structures under review are not significant resources that define the historic character of the site and neighborhood. .

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

Staff recommends to the Commission the consideration of this request for demolition as it will have no adverse effect on the historic fabric of the urban context. If the Commission finds the design to be appropriate this will be the only required reading for demolition.

# APPLICATION

**RECEIVED**  
 NOV 27 2023  
 BY: TK

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**  
 1300 White Street  
 Key West, Florida 33040

HARC COA # <i>HARC 2023-0047</i>	REVISION #	INITIAL & DATE <i>TAK 11/23/23</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	623 Catholic Ln, Key West, FL 33040	
NAME ON DEED:	Tina Barks, Duncan Barks	PHONE NUMBER (917) 414-3180
OWNER'S MAILING ADDRESS:	623 Catholic Ln, Key West, FL 33040	EMAIL tbirdbarks@gmail.com
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd Key West, FL 33040	EMAIL serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 11/26/2023

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Major Remodeling of the existing historic structure with rear addition, pool and pool deck Minor changes to existing accessory structure, side addition, shower addition
MAIN BUILDING:	Major remodeling, reconstruction of interior, rear addition, Addition of roof dormers
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): Removal of existing closet and construction of shower addition and new closet.	
PAVERS: Brick Sidewalks	FENCES: 6ft wood picket fence on sides
	Reconstruction of existing stone wall in the rear.
DECKS: Wood frame deck with composite decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	New inground pool
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE 12.19.23	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL HB
MEETING DATE	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL
MEETING DATE	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL
REASONS OR CONDITIONS		
Postponed to 1.23.24		
STAFF REVIEW COMMENTS		
FIRST READING FOR DEMO	SECOND READING FOR DEMO	
HARC STAFF SIGNATURE AND DATE	HARC CHAIRPERSON SIGNATURE AND DATE	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>H-2023-0047</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	623 Catholic Ln, Key West, FL 33040
PROPERTY OWNER'S NAME:	Tina Barks, Duncan Barks
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE *Duncan Barks* 11/27/23 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing rear addition, parts of accessory building exterior walls

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
N/A
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
N/A



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Not associated with events of local, state nor national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

No significant character, interest, or value is affected by the proposed demolition.

(d) Is not the site of a historic event with significant effect upon society.

Property is not the site of a historic event.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No distinctive architectural style is represented in the existing structures proposed to be demolished.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

Not part of the above.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Not a unique location.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
No historic information is yielded.

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Historic character of the district and neighborhood will not be affected by the proposed demolition.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

The application does not requesting the demolition of the historic building.

(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

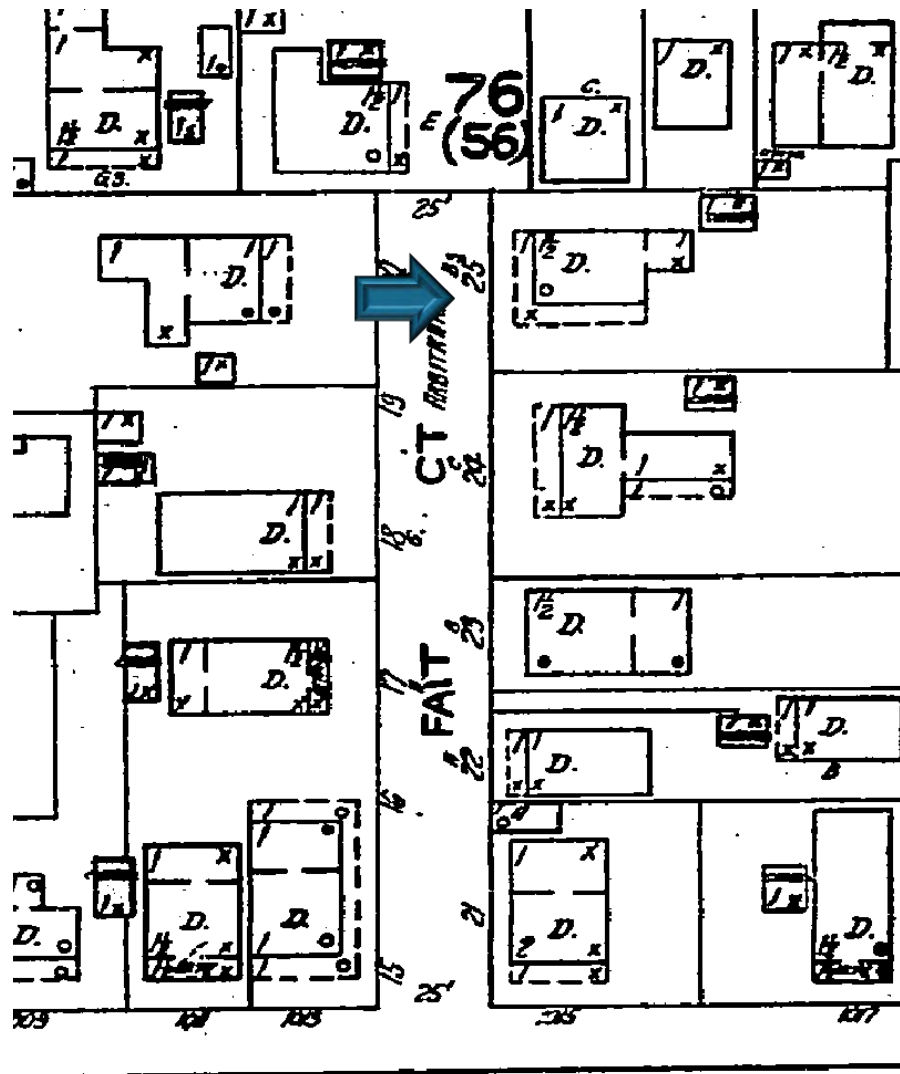
N/A

(4) Removing buildings or structures that would otherwise qualify as contributing.

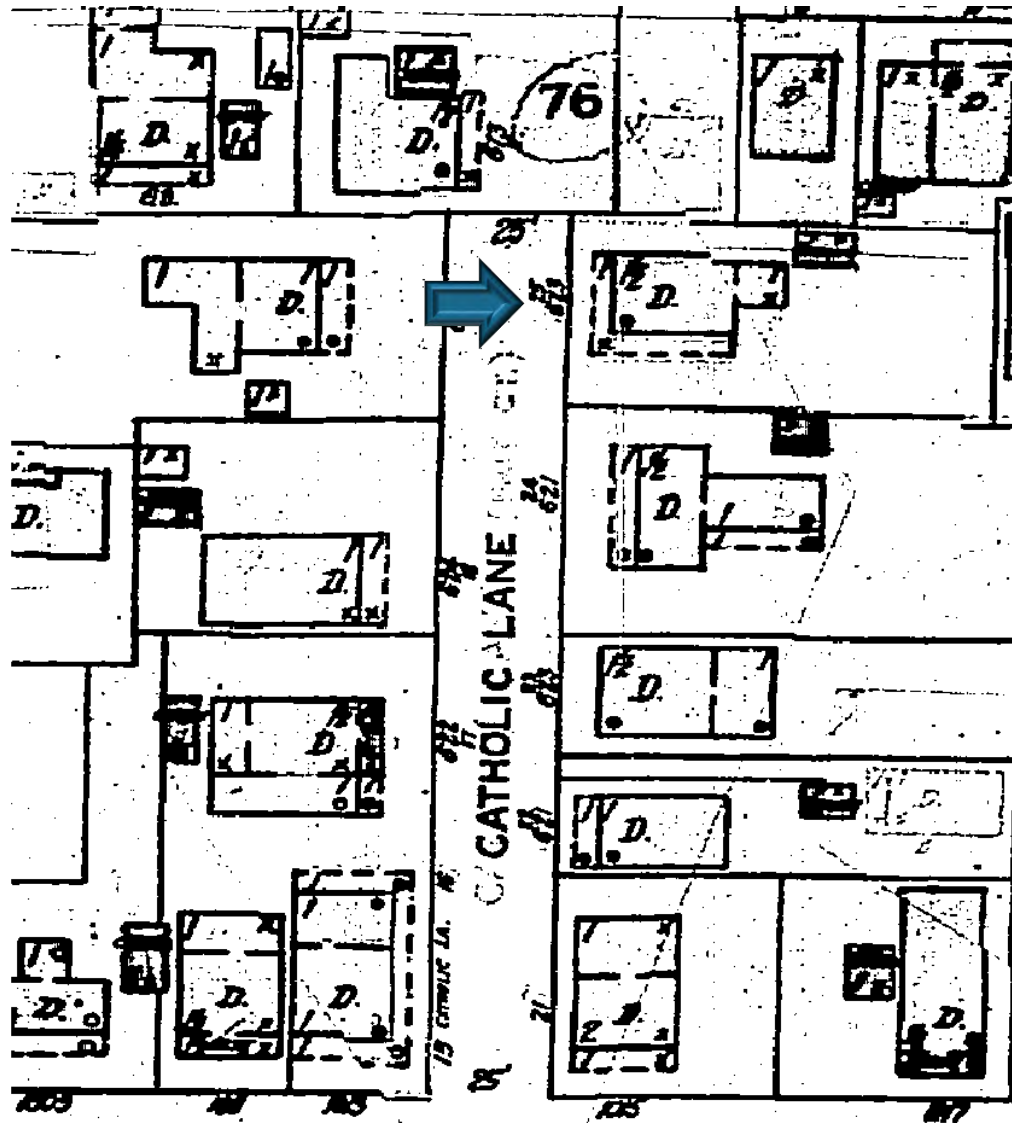
N/A

# SANBORN MAPS

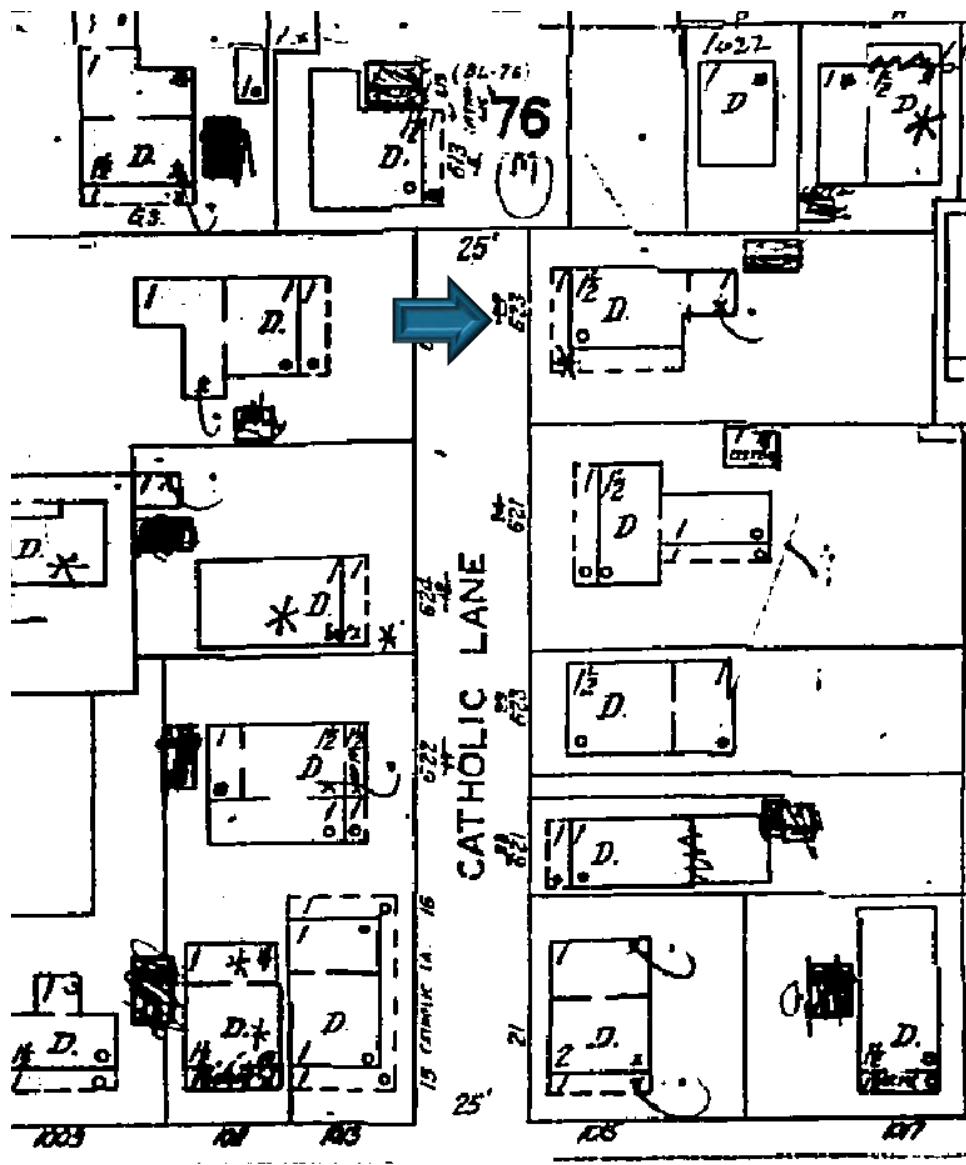




Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS





**623 Catholic Lane circa 1965. Monroe County Library.**











623 CATHOLIC LN  
(FRONT VIEW)



623 CATHOLIC LN  
(REAR VIEW)





623 CATHOLIC LN  
(LEFT VIEW)



623 CATHOLIC LN  
(RIGHT VIEW)



623 CATHOLIC LN  
(POOL HOUSE)











# SURVEY



BEARING BASE:  
ALL BEARINGS ARE BASED  
ALONG THE CENTERLINE OF  
CATHOLIC LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

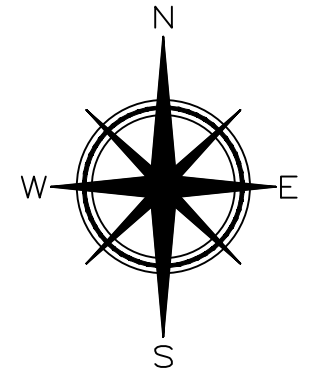
ADDRESS:  
623 CATHOLIC LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: N/A

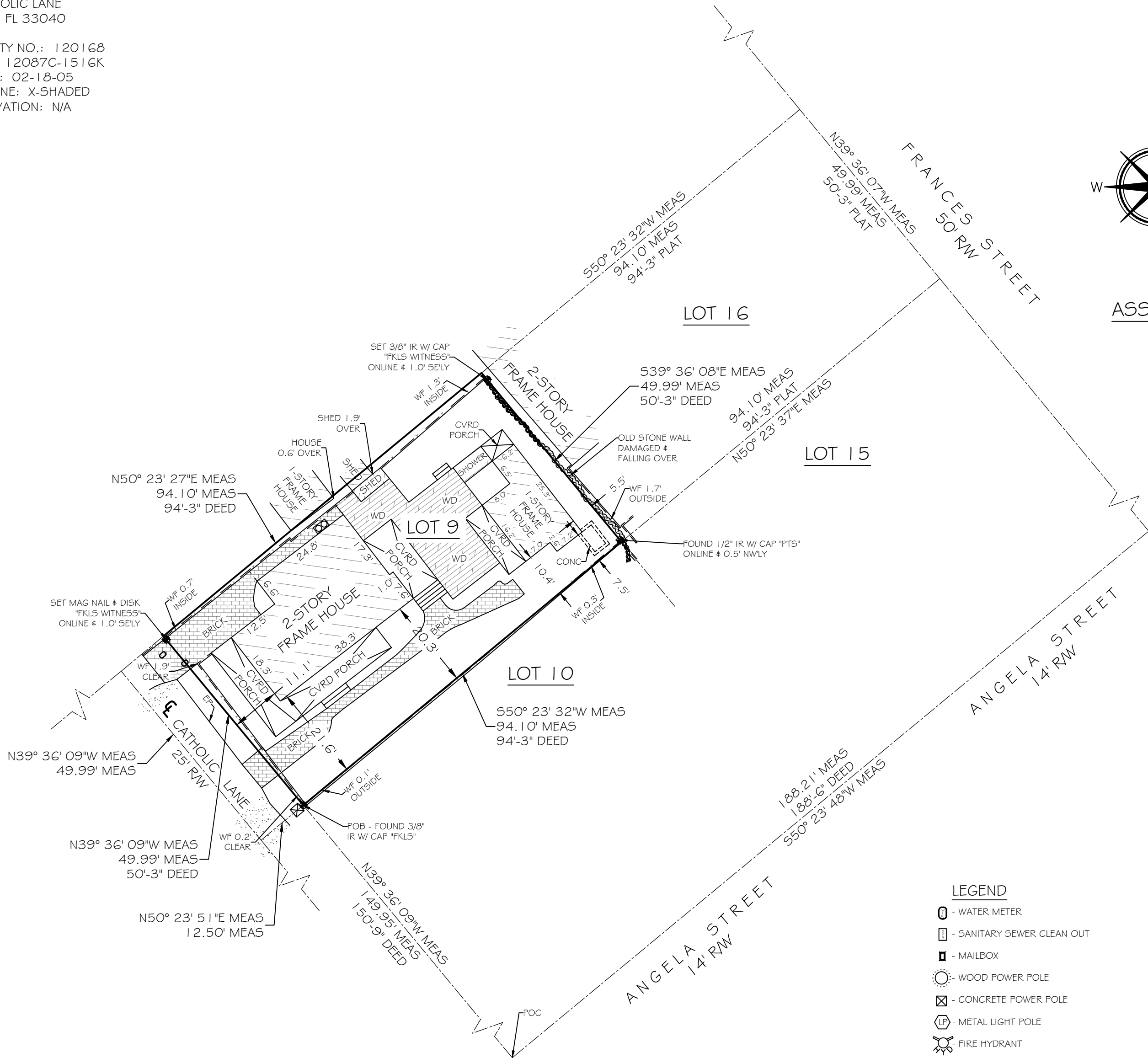
# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E

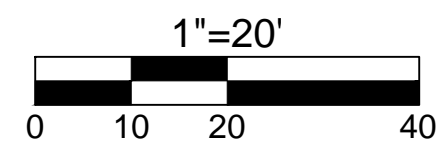


ASSUMED



### LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- METAL LIGHT POLE
- FIRE HYDRANT



TOTAL AREA = 4,704.35 SQFT ±

### CERTIFIED TO -

Tina Barks and Duncan Barks;  
Morgan Stanley Private Bank, NA;  
Oropeza Stones & Cardenas;  
Chicago Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GYW = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RW = RIGHT OF WAY LINE               |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | TS = TOP OF BANK                     |
| CONC = CONCRETE                   | MF = METAL FENCE                               | TOS = TOE OF SLOPE                   |
| CPF = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TYP = TYPICAL                        |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | UR = UNREADABLE                      |
| DEASE = DRAINAGE EASEMENT         | NTS = NOT TO SCALE                             | UE = UTILITY EASEMENT                |
| EL = ELEVATION                    | OH = ROOF OVERHANG                             | WD = WOOD DECK                       |
| ENCL = ENCLOSURE                  | ORW = OVERHEAD WIRES                           | WF = WOOD FENCE                      |
| EP = EDGE OF PAVEMENT             | PC = POINT OF CURVE                            | WP = WOOD POWER POLE                 |
| FF = FINISHED FLOOR ELEVATION     | PM = PARKING METERS                            | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FH = FIRE HYDRANT                 | PCC = POINT OF COMPOUND CURVE                  | WV = WATER VALVE                     |
| FI = FENCE INSIDE                 | PCP = PERMANENT CONTROL POINT                  |                                      |
| FND = FOUND                       | PK = PARKER KALON NAIL                         |                                      |
| FO = FENCE OUTSIDE                | POB = POINT OF BEGINNING                       |                                      |
| FOL = FENCE ON LINE               | PI = POINT OF INTERSECTION                     |                                      |


### LEGAL DESCRIPTION -

Lot 9, according to subdivision of Lot 1, Square 56, City of Key West, made by George G. Watson, and recorded in Book K, Monroe County, Records, Pages 23 and 24 of the 8th day of March, A/D, 1880, COMMENCING 150 feet 9 inches from the corner of an alley 25 feet wide, and distant 188 feet 6 inches from the corner of Ginnell and Angela Streets, and running thence along said Alley in a Northwesterly direction 50 feet 3 inches; thence in a Northeasterly direction 94 feet 3 inches; thence in a Southeasterly direction 50 feet 3 inches; thence in a Southwesterly direction 94 feet 3 inches to the Place of Beginning; said Lot 9 being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Francis Street with the Northwesterly right of way line of Angela Street and run thence Southwesterly along the said Northwesterly right of way line of the said Angela Street for a distance of 188.5 feet (188' 6") to the Northeasterly right of way line of an Alley; thence run Northwesterly along the said Northeasterly right of way line of the said Alley for a distance of 150.75 feet (150' 9") to the Point of Beginning of the parcel of land being described herein; thence continue Northwesterly along the said Northeasterly right of way line of the said Alley for a distance of 50.25 feet (50' 3"); thence Northeasterly and at right angles for a distance of 94.25 feet (94' 3"); thence Southeasterly and at right angles for a distance of 50.25 feet (50' 3"); thence Southwesterly and at right angles for a distance of 94.25 feet (94' 3") back to the Point of Beginning.

SCALE:	1"=20'
FIELD WORK DATE:	12/06/2022
MAP DATE:	12/13/2022
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	IDG
JOB NO.:	22-362

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED:   
ERIC A. ISAACS, REG. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# REVISED DESIGN

# HARC APPLICATION PLANS FOR 623 CATHOLIC LN

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
623 CATHOLIC LN,  
KEY WEST, FL 33040

CLIENT:  
TINA BARKS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
HEADED BY SERGE MARSTADT, PE ON THE  
DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED AND  
THE SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

SERGE MARSTADT  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL.

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

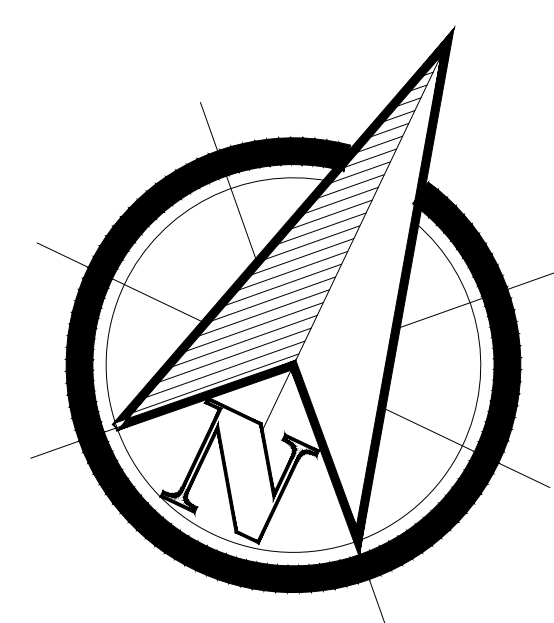
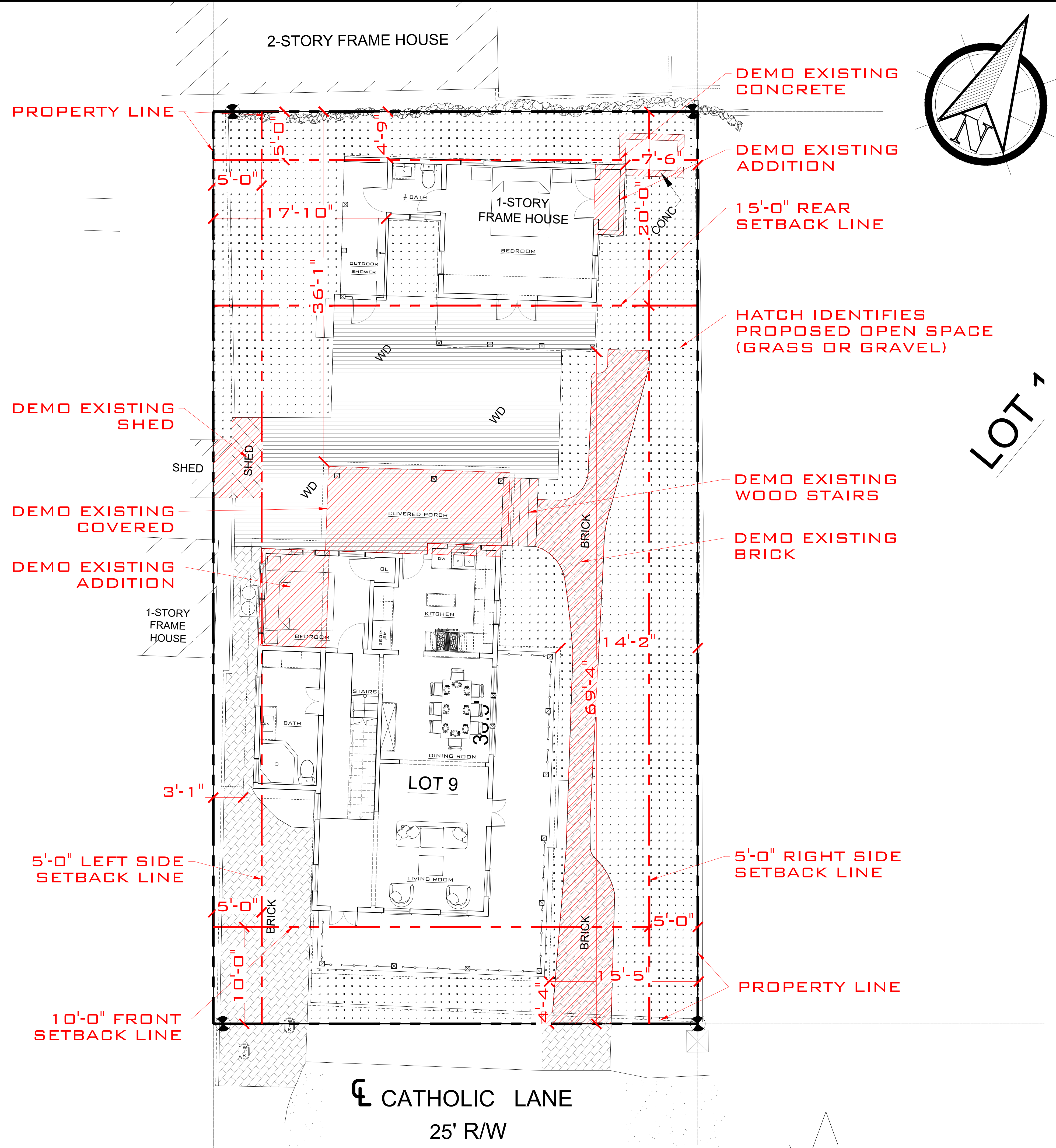
CLIENT: TINA BARKS

PROJECT: 623 CATHOLIC LN

DATE: 623 CATHOLIC LN,  
KEY WEST, FL 33040

TITLE: COVER

DATE/TITLE	DATE	DESIGN	DRAWN	CHECKED
AS SHOWN	01/04/24	DA	SAH	
PROJECT NO.	DRAWING NO.	SHEET NO.	TOTAL SHEETS	
2304-03	E-100	1	1	

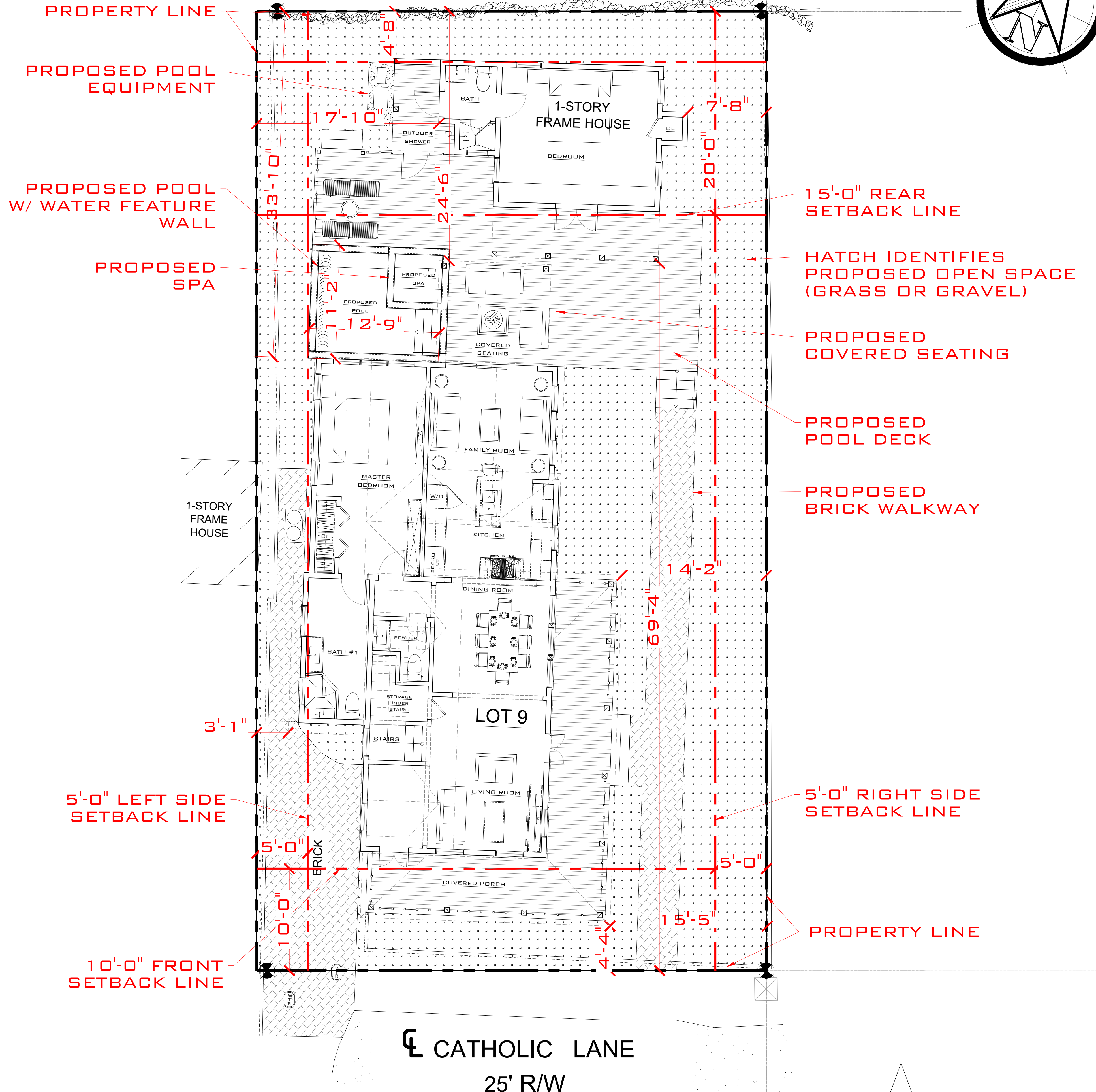
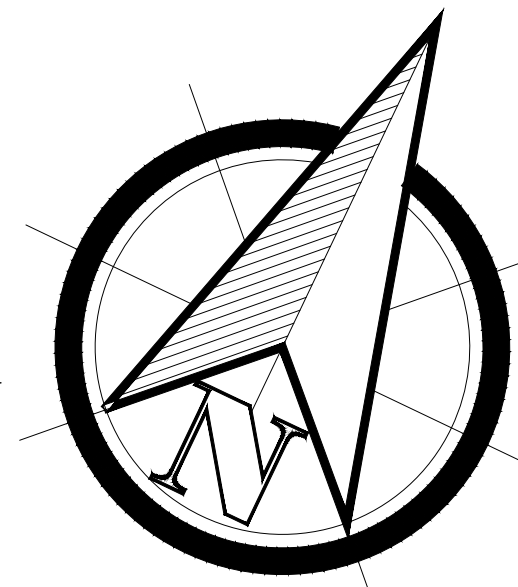


LOT 9

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGE MASTAKOV, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGE MASTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71280	
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.	
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835	
CLIENT: TINA BARKS	
PROJECT: 623 CATHOLIC LN	
DATE: 623 CATHOLIC LN, KEY WEST, FL 33040	
TITLE: EXISTING SITE PLAN	
DATE PLOTTED: 01/04/24 AS SHOWN: 01/04/24 PROJECT NO.: 2304-03	DESIGN: DA CHECKED: SAH REVISION: 1
2304-03	D-101

2-STORY FRAME HOUSE



**SITE DATA:**

TOTAL SITE AREA: ±4,704.3 SQ.FT  
 LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)  
 FLOOD ZONE: X  
 SETBACKS

**FRONT:**  
 REQUIRED 10'-0"  
 EXISTING 4'-4"  
 PROPOSED NO CHANGES

**RIGHT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 14'-2"  
 PROPOSED NO CHANGES

**LEFT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 3'-1"  
 PROPOSED NO CHANGES

**REAR:**  
 REQUIRED 20'-0"  
 EXISTING 36'-1"  
 PROPOSED 24'-6"

**ACCESSORY STRUCTURE SETBACK:**

**FRONT:**  
 REQUIRED 5'-0"  
 EXISTING 69'-4"  
 PROPOSED NO CHANGES

**RIGHT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 7'-6"  
 PROPOSED 7'-8"

**LEFT SIDE:**  
 REQUIRED 5'-0"  
 EXISTING 17'-10"  
 PROPOSED NO CHANGES

**REAR:**  
 REQUIRED 5'-0"  
 EXISTING 4'-8"  
 PROPOSED NO CHANGES

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED 60% (±2,822.6 SQ.FT.)  
 EXISTING 48.7% (±2,291.3 SQ.FT.)  
 PROPOSED 54.5% (±2,566.4 SQ.FT.)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 50% (±2,352.1 SQ.FT.)  
 EXISTING 36.1% (±1,700.8 SQ.FT.)  
 PROPOSED 39.9% (±1,878.5 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED 35% (±1,646.5 SQ.FT.)  
 EXISTING 36.3% (±1,709.1 SQ.FT.)  
 PROPOSED 38.5% (±1,734.0 SQ.FT.)

**15FT SETBACK AREA: 999.87 SQ.FT**

REQUIRED 30.0% MAX (±999.87\*0.3=299.9 SQ.FT.)  
 EXISTING 29.5% (±295.70 SQ.FT.)  
 PROPOSED (NO CHANGES)

ROOF OVERHANGS  
 ARE NOT COUNTED  
 INTO BUILDING COVERAGE  
 AND ARE CONSIDERED  
 AS PERVIOUS AREA AND OPEN SPACE.

CATHOLIC LANE  
 25' R/W  
**PROPOSED SITE PLAN**  
 SCALE: 3/16" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
 SEALED BY SERGE MASTAKOV, P.E. ON THE  
 DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES OF THIS DOCUMENT ARE  
 NOT CONSIDERED VALID UNLESS THE SIGNATURE AND  
 SEAL ARE VERIFIED ON ANY  
 ELECTRONIC COPIES.

SERGE MASTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
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 CA # 30835

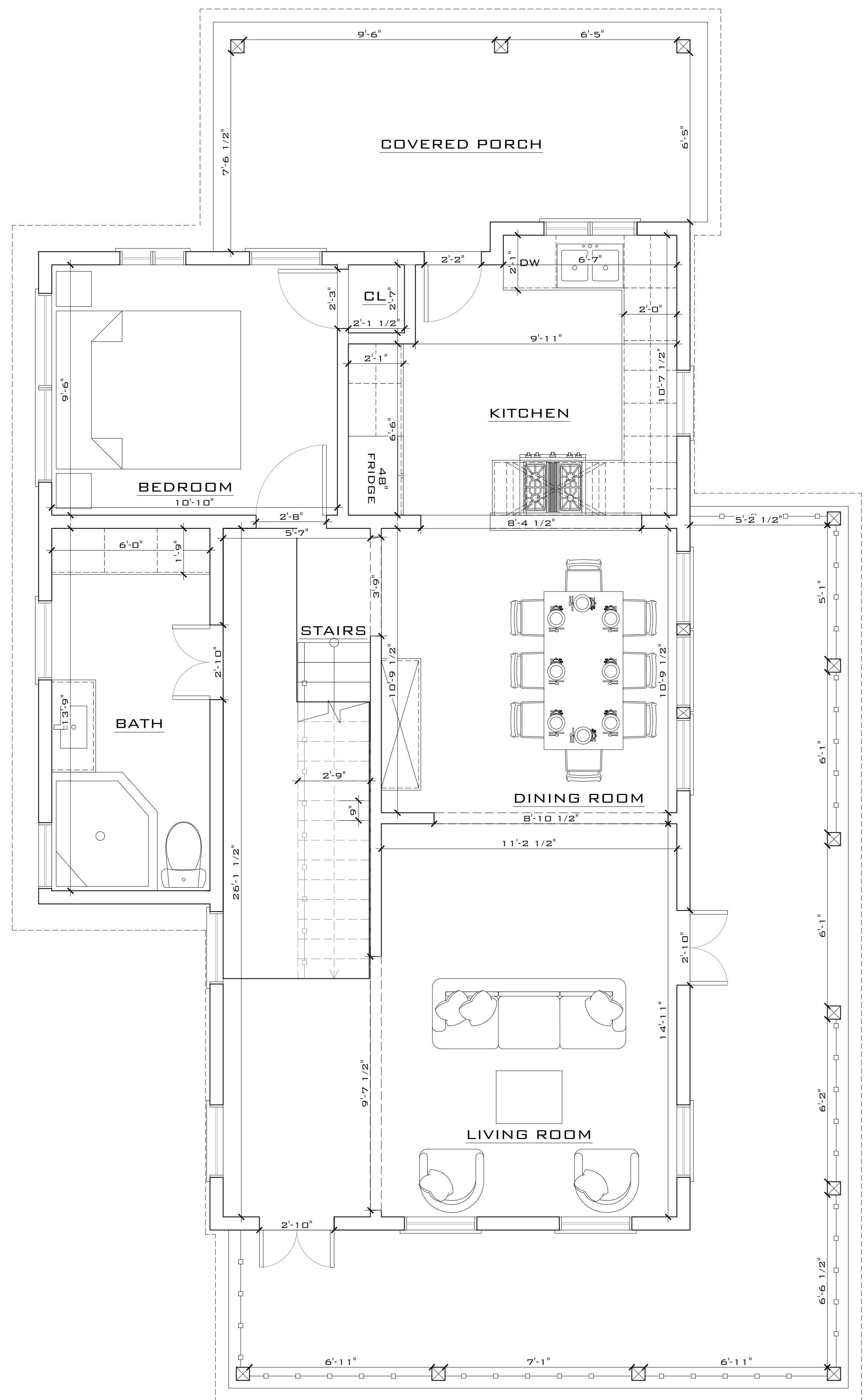
CLIENT:  
 TINA BARKS

PROJECT:  
 623 CATHOLIC LN

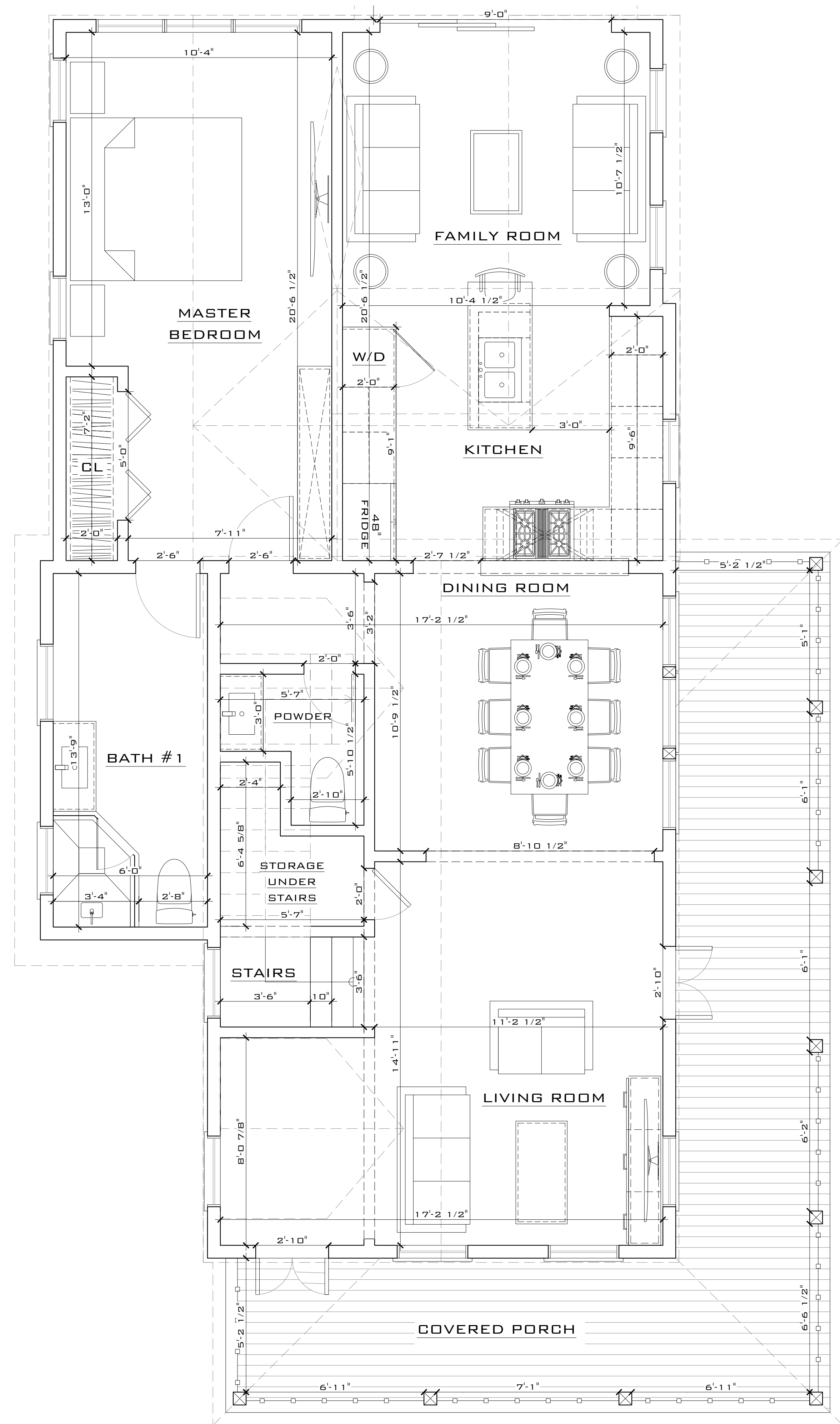
DATE:  
 623 CATHOLIC LN,  
 KEY WEST, FL 33040

TITLE:  
 PROPOSED SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/04/24	GA	SAH
PROJECT NO:	DRAWING NO:	REVISION:	
2304-03	C-101		1



**EXISTING 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
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SERGE MARSTADT  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL.

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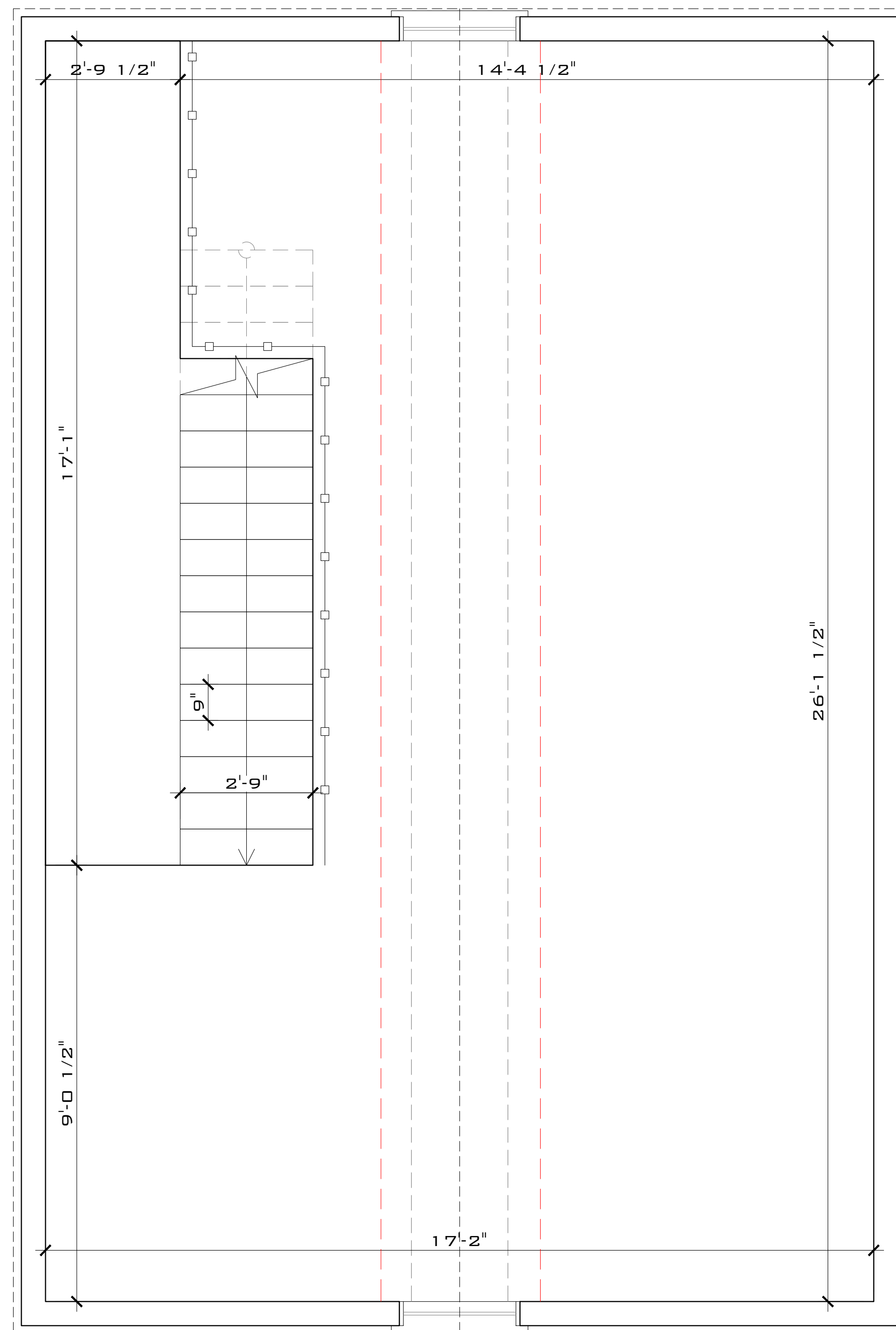
OWNER:  
**TINA BARKS**

PROJECT:  
**623 CATHOLIC LN**

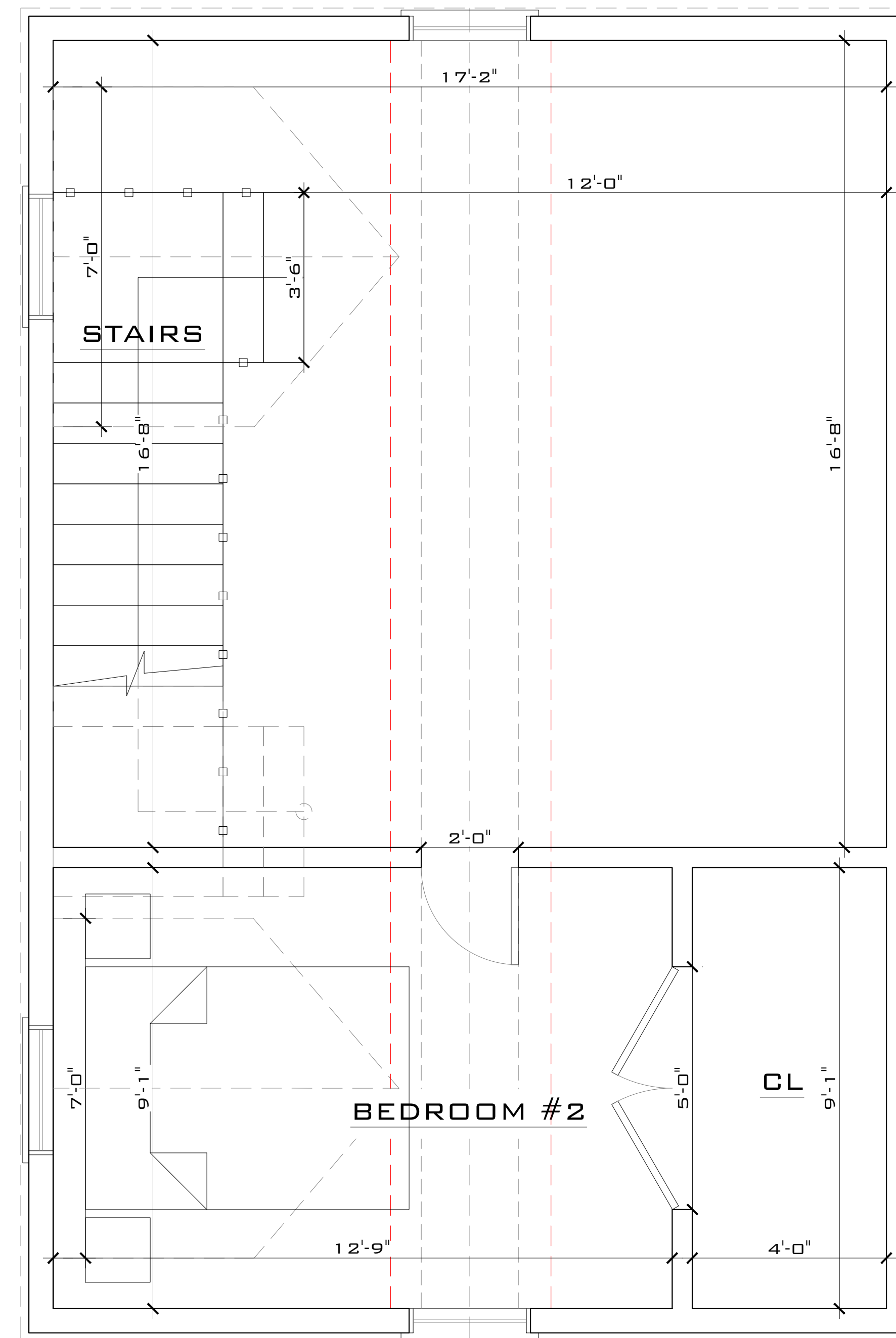
DATE:  
**623 CATHOLIC LN,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED SITE PLAN**

DATE PLOTTED:	DATE:	DESIGN:	CHECKED:
AS SHOWN	01/04/24	GA	SAM
PROJECT NO.:	DRAWING NO.:	REVISION:	
2304-03	C-101		1



**EXISTING 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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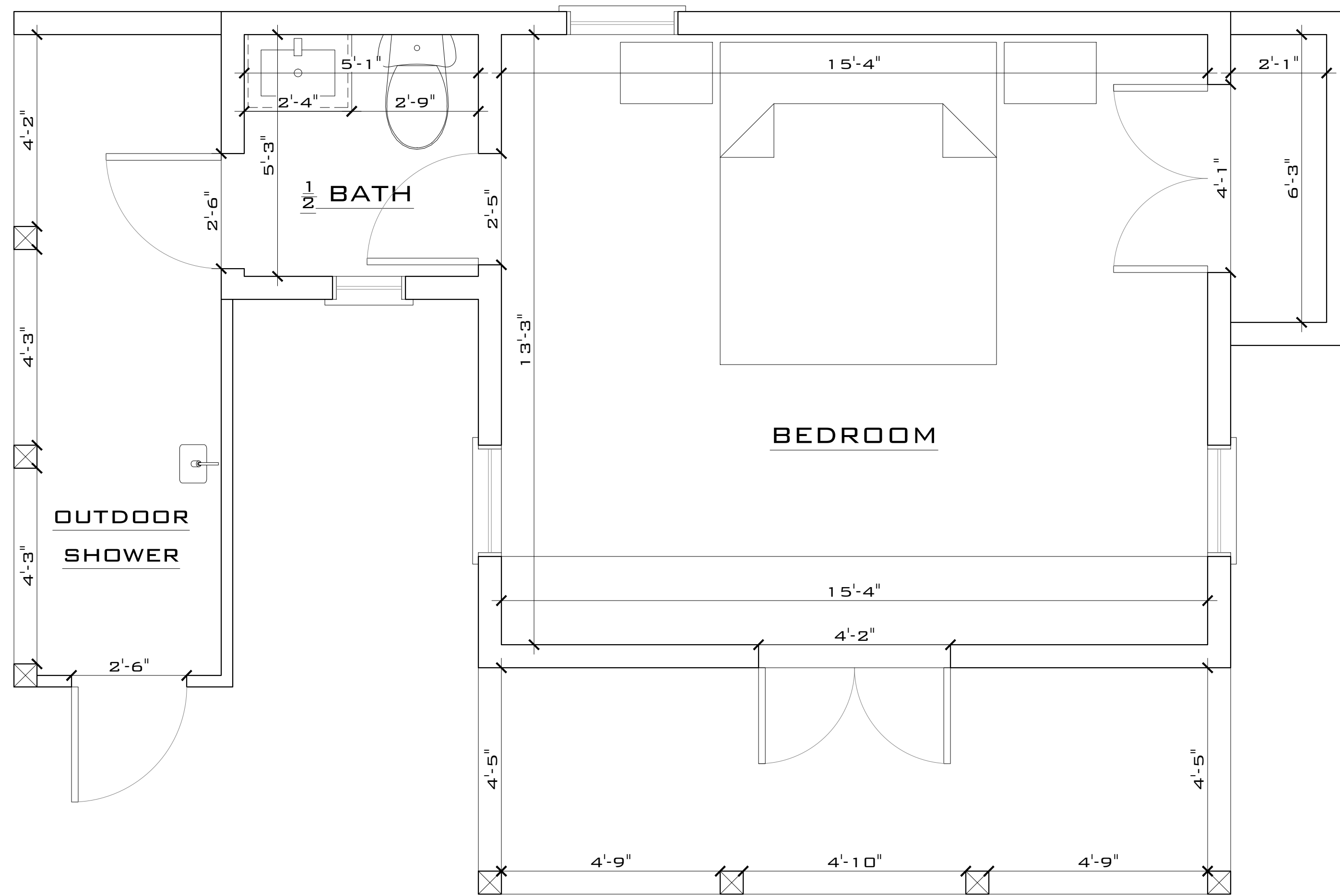
DESIGNER:  
**TINA BARKS**

PROJECT:  
**623 CATHOLIC LN**

DATE:  
**623 CATHOLIC LN,  
KEY WEST, FL 33040**

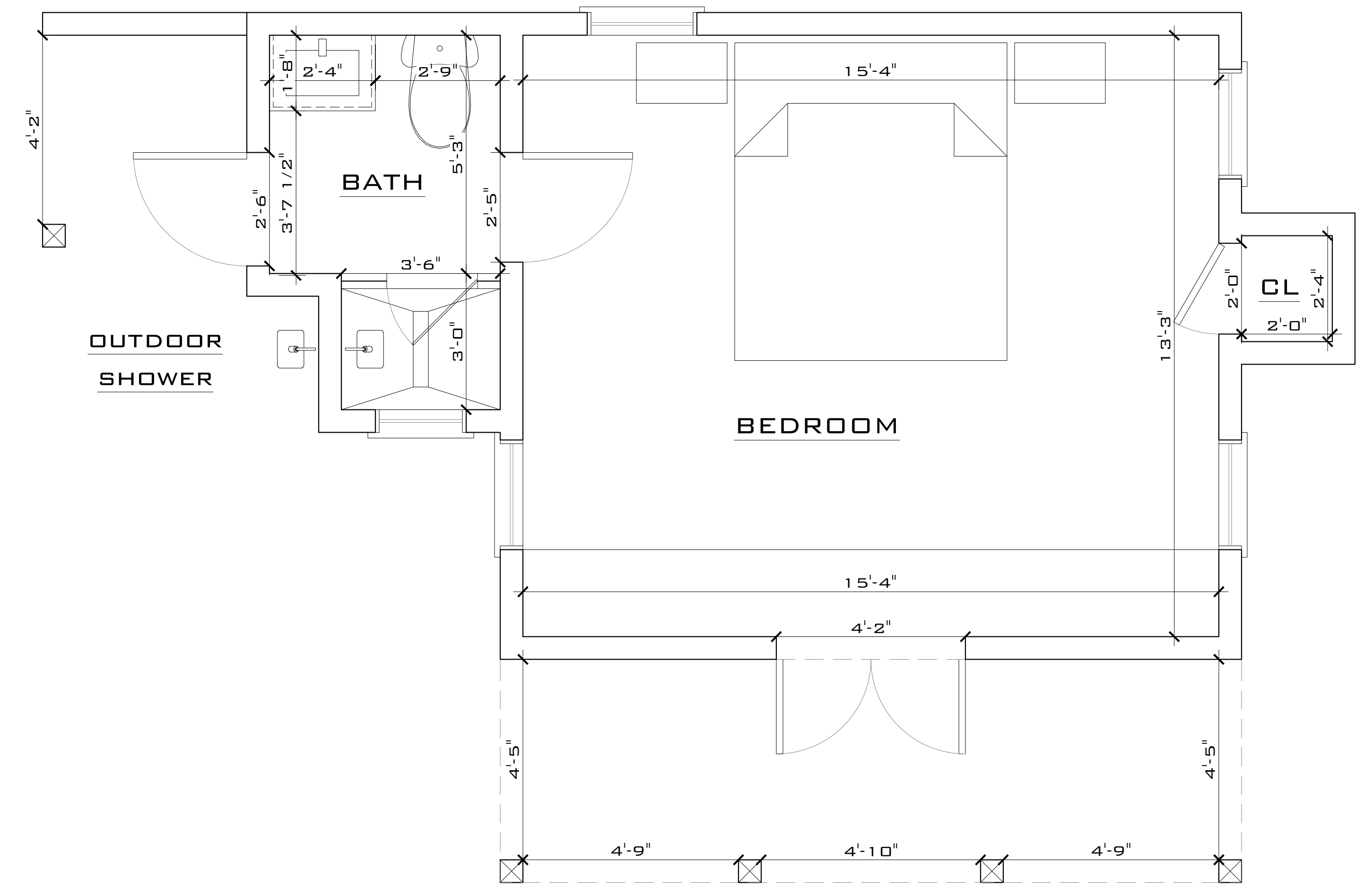
TITLE:  
**PROPOSED FLOOR PLAN**

DATE	BY	CHKD	APP'D
AS SHOWN	DT/CA/TA	CA	SAM
PROJECT NO.	DRAWING NO.	SCALE	REVISION
2304-03	A-102		1



**EXISTING FLOOR PLAN (POOL HOUSE)**

SCALE: 1/2" = 1'-0"



**PROPOSED FLOOR PLAN (POOL HOUSE)**

SCALE: 1/2" = 1'-0"

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**TINA BARKS**

PROJECT:  
**623 CATHOLIC LN**

DATE:  
**623 CATHOLIC LN,  
 KEY WEST, FL 33040**

TITLE:  
**PROPOSED FLOOR PLAN**

DATE	BY	CHKD	DATE	BY	CHKD
AS SHOWN	DI/CA/TA	DA		SAM	
2304-03	A-103				1

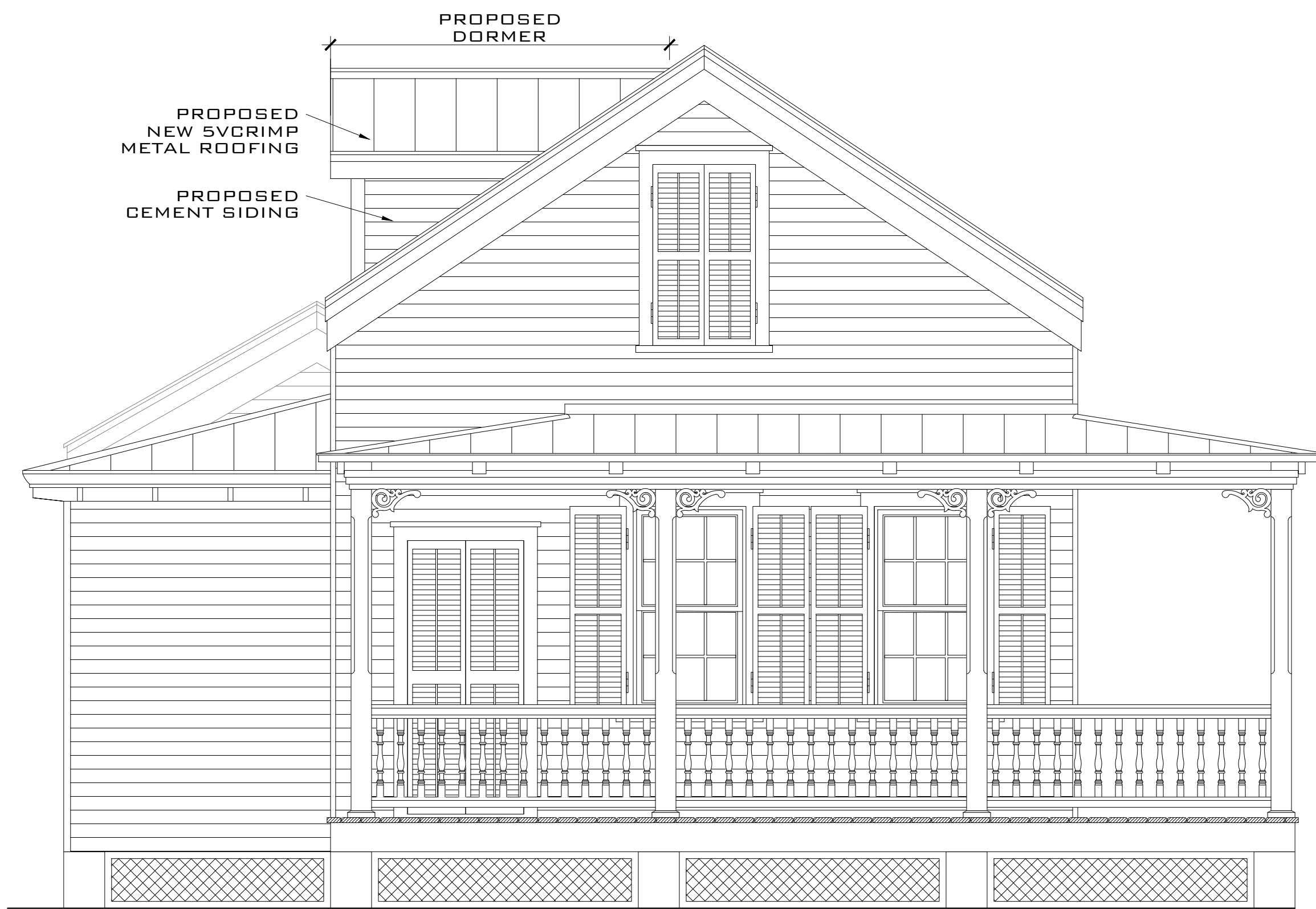




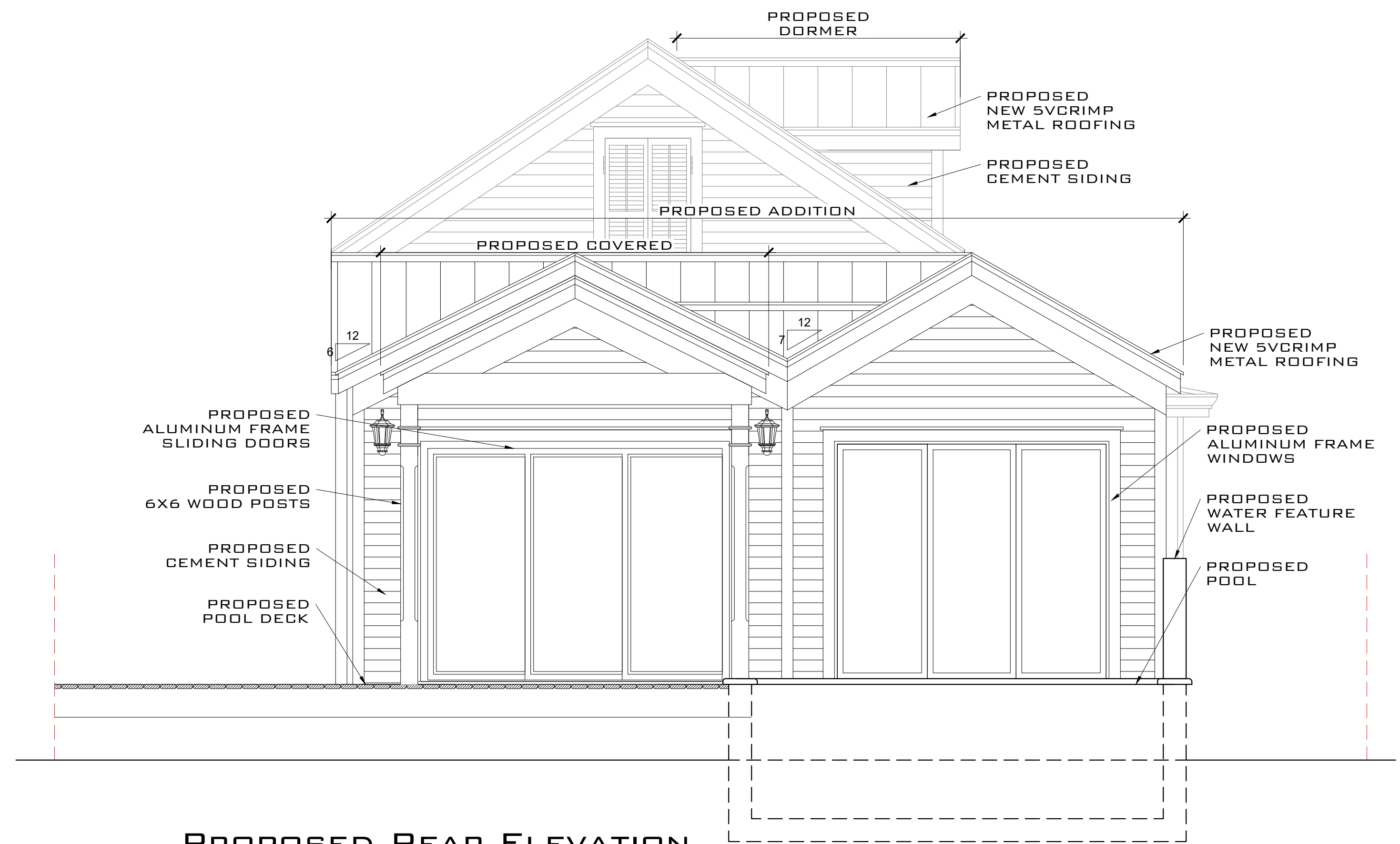
**EXISTING FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**EXISTING REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"

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CA # 30835

CLIENT:  
TINA BARKS

PROJECT:  
623 CATHOLIC LN

DATE:  
623 CATHOLIC LN,  
KEY WEST, FL 33040

TITLE:  
PROPOSED ELEVATIONS

DATE	BY	CHKD	APPD	REVISED
AS SHOWN	DM/CA/SA	CA	SAH	
PROJECT NO.	DRAWING NO.	SHEET NO.	TOTAL SHEETS	
2304-03	A-104		1	



**EXISTING RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

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STATE OF FLORIDA  
LICENSE NO. 71280

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CA # 30835

DESIGNER:  
TINA BARKS

PROJECT:  
623 CATHOLIC LN

DATE:  
623 CATHOLIC LN,  
KEY WEST, FL 33040

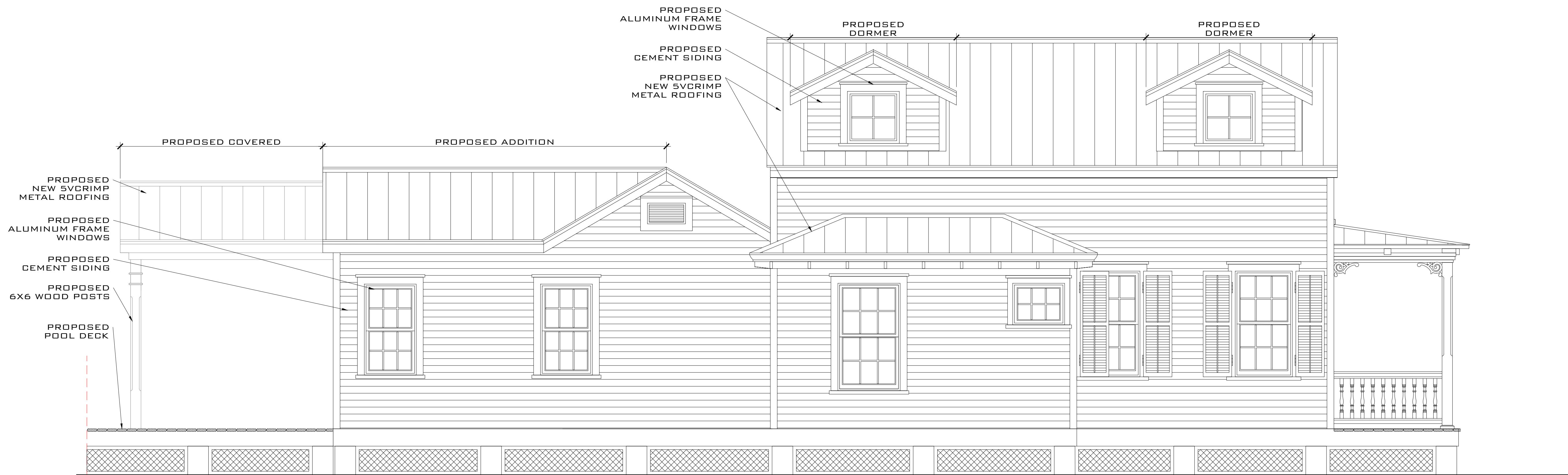
TITLE:  
PROPOSED ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/04/24	DA	SAM
PROJECT NO.:	DRAWING NO.:	SHEET NO.:	TOTAL SHEETS:
2304-03	A-105	1	1



**EXISTING LEFT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED LEFT ELEVATION**

SCALE: 3/8" = 1'-0"

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 STATE OF FLORIDA  
 LICENSE NO. 71280

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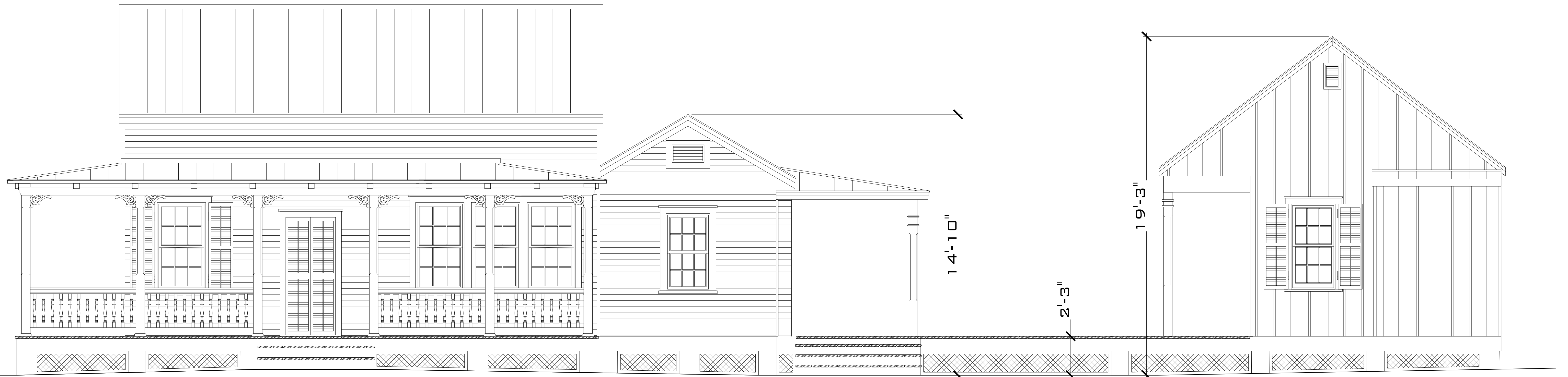
CLIENT:  
 TINA BARKS

PROJECT:  
 623 CATHOLIC LN

DATE:  
 623 CATHOLIC LN,  
 KEY WEST, FL 33040

TITLE:  
 PROPOSED ELEVATIONS

DATE	BY	CHKD	APP'D
AS SHOWN	DI/CA/SA	CA	SAH
2304-03	A-106		1



**EXISTING RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

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KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
TINA BARKS

PROJECT:  
623 CATHOLIC LN

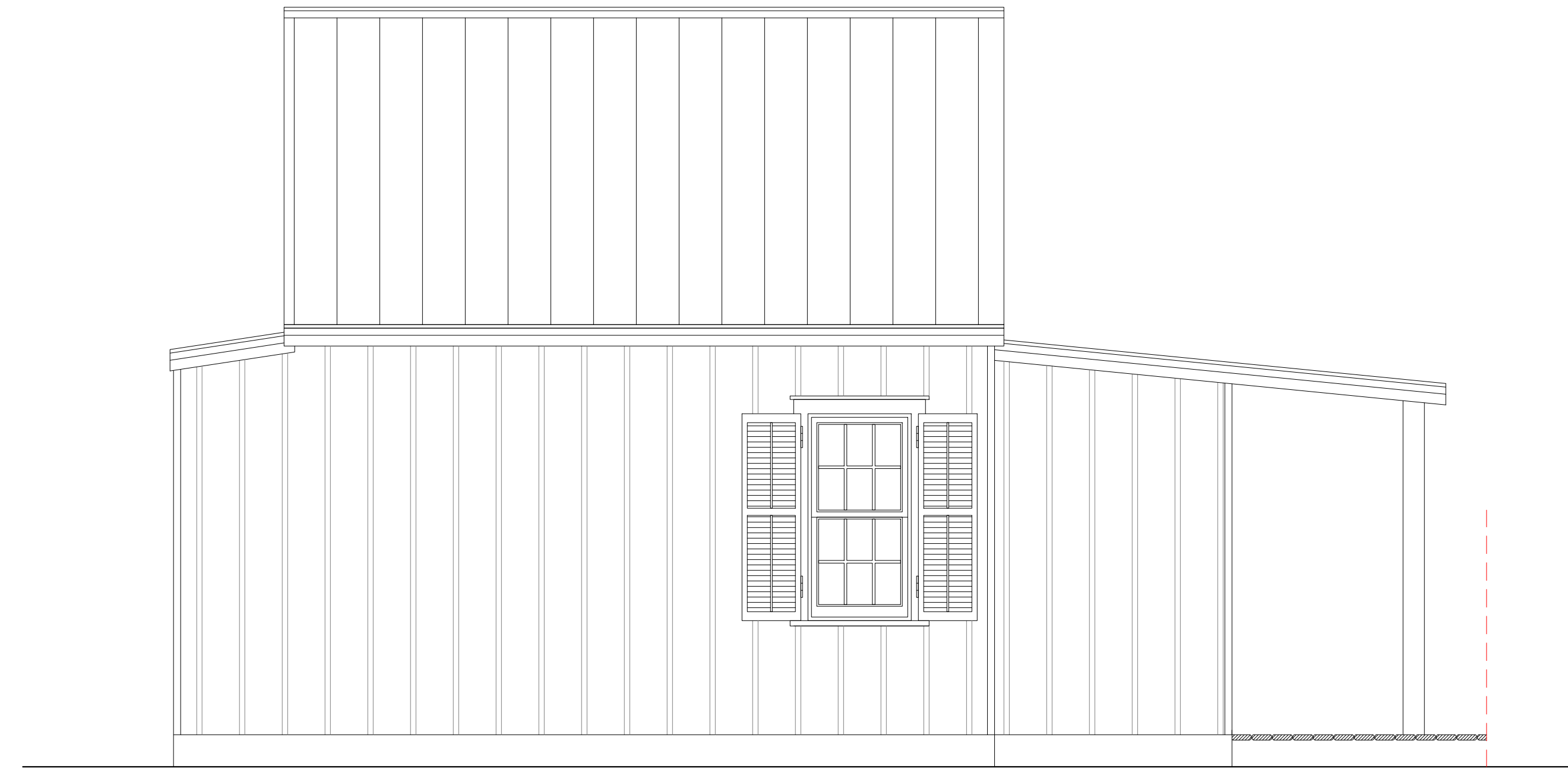
DATE:  
623 CATHOLIC LN,  
KEY WEST, FL 33040

TITLE:  
PROPOSED ELEVATIONS

DATE/TITLE	DATE	DESIGN	DESIGNED
AS SHOWN	01/04/24	DA	SAM
PROJECT NO.	2304-03	DATE	10/06/23
SCALE	A-106	REVISION	1



**EXISTING FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**EXISTING REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



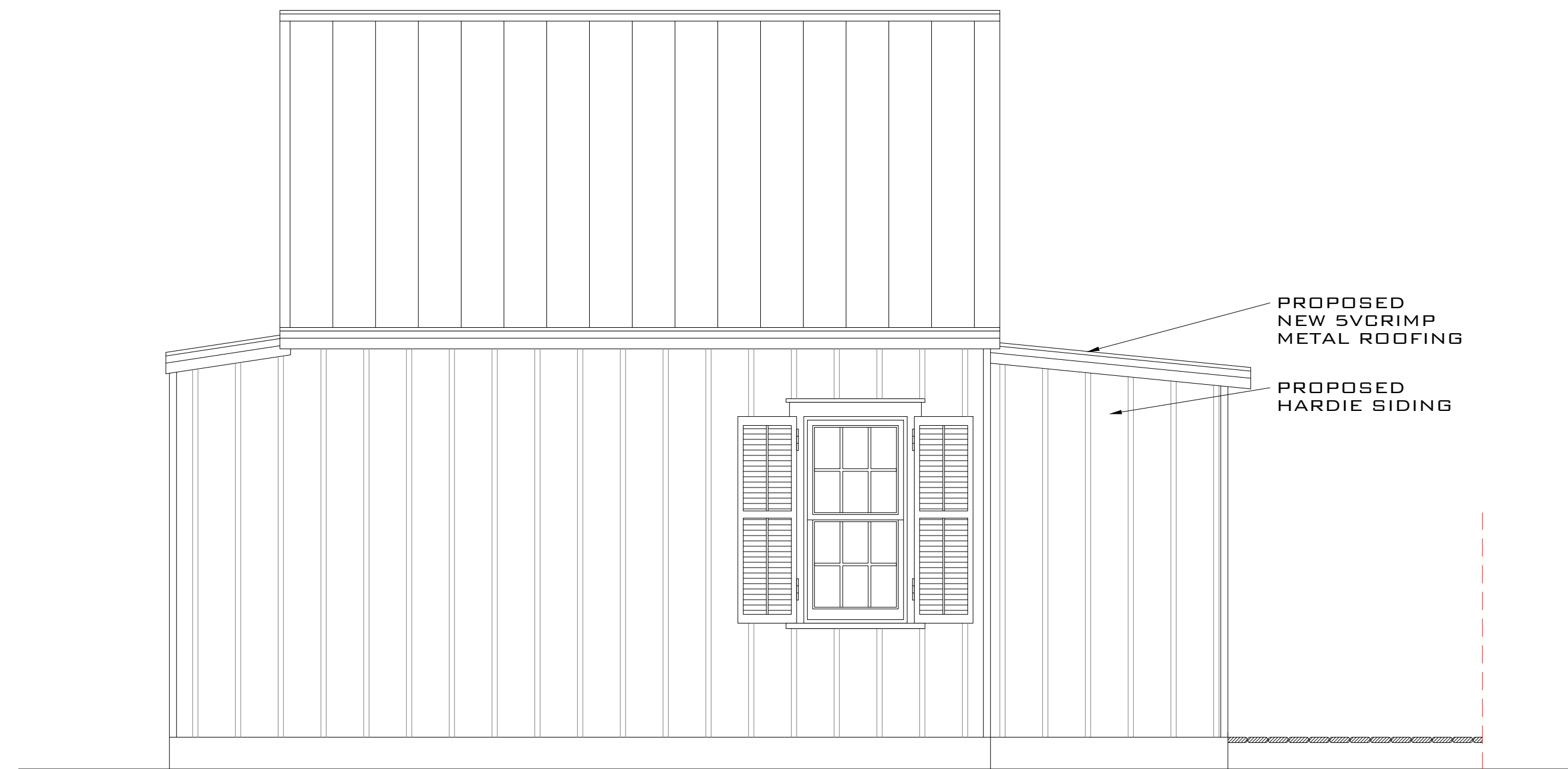
PROPOSED  
NEW SVCRIMP  
METAL ROOFING

PROPOSED  
HARDIE SIDING

PROPOSED  
ALUMINUM FRAME  
DOOR W/ PRIVACY  
GLASS

PROPOSED  
OUTDOOR SHOWER

**PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



PROPOSED  
NEW SVCRIMP  
METAL ROOFING

PROPOSED  
HARDIE SIDING

**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"

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WWW.ARTIBUSDESIGN.COM  
CA # 30835

DESIGNER:  
**TINA BARKS**

PROJECT:  
**623 CATHOLIC LN**

DATE:  
**623 CATHOLIC LN,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATIONS**

DATE	BY	CHKD	DATE	BY	CHKD
AS SHOWN	DI/CA	DA	DA	SAM	
2304-03	A-10B				1



**EXISTING RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"



**EXISTING LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

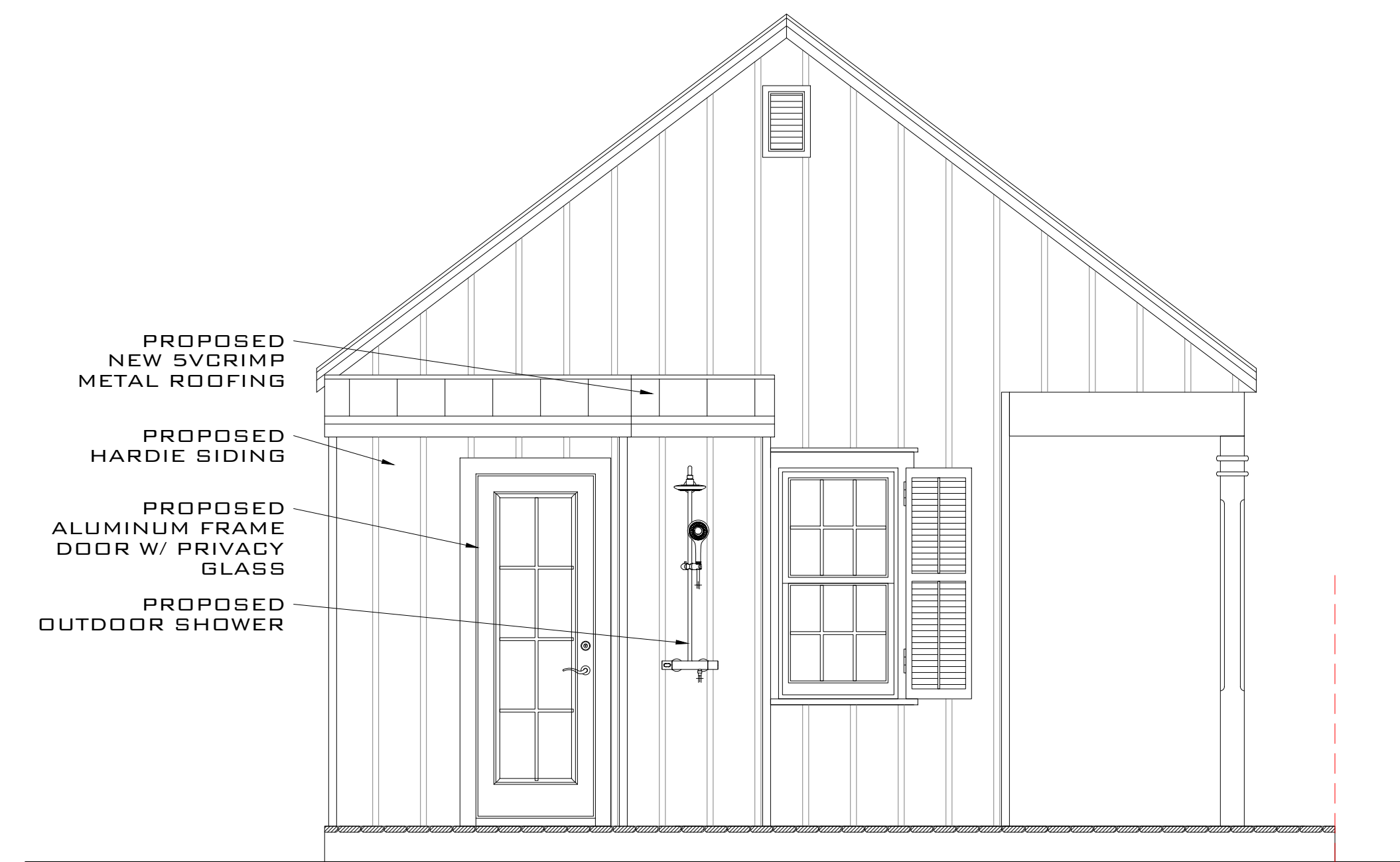


**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

PROPOSED  
NEW 5VCRIMP  
METAL ROOFING

PROPOSED  
HARDIE SIDING

PROPOSED  
ALUMINUM FRAME  
DOOR



**PROPOSED LEFT ELEVATION**  
SCALE: 3/8" = 1'-0"

PROPOSED  
NEW 5VCRIMP  
METAL ROOFING

PROPOSED  
HARDIE SIDING

PROPOSED  
ALUMINUM FRAME  
DOOR W/ PRIVACY  
GLASS

PROPOSED  
OUTDOOR SHOWER

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DATE:  
**623 CATHOLIC LN,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATIONS**

DATE/TITLE	DATE	DESIGN	CHECKED
AS SHOWN	01/04/24	DA	SAM
PROJECT NO.	2304-03	DATE PLOTTED	01/04/24
2304-03	A-109	1	

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO EXISTING HISTORIC HOUSE, INCLUDING NEW DORMERS AND REAR ADDITION. MINOR CHANGES TO EXISTING ACCESSORY STRUCTURE. NEW POOL AND POOL DECK. DEMOLITION OF SIDE AND REAR ADDITIONS AT MAIN HOUSE. DEMOLITION OF SIDE ADDITIONS TO ACCESSORY STRUCTURE. DEMOLITION OF EXISTING SHED.**

**#623 CATHOLIC LANE**

**Applicant – Serge Mashtakov, Engineer Application #H2023-0047**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Serge Mashnikov, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

623 CATHOLIC LN on the 12 day of DECEMBER, 2023.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on DECEMBER 19TH, 2023.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2023-0047.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

SERGE MASHNIKOV

Date: 12/12/2023

Address: 3910 N. ROOSEVELT BLVD

City: Key West

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 12<sup>th</sup> day of December, 2023.

By (Print name of Affiant) Serge Mashnikov who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

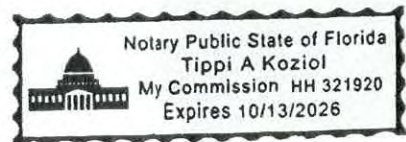
NOTARY PUBLIC

Sign Name: Tippi Alconal

Print Name: Tippi A Koziol

Notary Public - State of Florida (seal)

My Commission Expires: 10/13/2026





# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

Parcel ID 00010620-000000  
 Account# 1010910  
 Property ID 1010910  
 Millage Group 10KW  
 Location 623 CATHOLIC Ln, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 56 (AKA LOT 9 / BOOK K-22) OR120-22/29 OR922-2493/94  
 Description OR928-8/9 OR928-14 OR1078-2012/13 OR1200-2288/89 OR3211-0604  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

BARKS TINA  
 623 Catholic Ln  
 Key West FL 33040  
 BARKS DUNCAN  
 623 Catholic Ln  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$286,523	\$278,095	\$180,913	\$183,426
+ Market Misc Value	\$3,736	\$3,736	\$3,736	\$3,736
+ Market Land Value	\$1,398,600	\$852,480	\$586,080	\$575,424
= Just Market Value	\$1,688,859	\$1,134,311	\$770,729	\$762,586
= Total Assessed Value	\$932,582	\$847,802	\$770,729	\$762,586
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,688,859	\$1,134,311	\$770,729	\$762,586

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$852,480	\$278,095	\$3,736	\$1,134,311	\$847,802	\$0	\$1,134,311	\$0
2021	\$586,080	\$180,913	\$3,736	\$770,729	\$770,729	\$0	\$770,729	\$0
2020	\$575,424	\$183,426	\$3,736	\$762,586	\$762,586	\$0	\$762,586	\$0
2019	\$575,424	\$185,938	\$3,736	\$765,098	\$765,098	\$0	\$765,098	\$0
2018	\$572,760	\$190,964	\$3,736	\$767,460	\$767,460	\$0	\$767,460	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,736.00	Square Foot	0	0

## Buildings

Building ID	723	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1923
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2708	Roof Type	GABLE/HIP
Finished Sq Ft	1129	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	194	Bedrooms	3

Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	2
Depreciation %	12	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	517	0	206
FHS	FINISH HALF ST	486	0	90
FLA	FLOOR LIV AREA	1,129	1,129	204
OPU	OP PR UNFIN LL	552	0	148
SBF	UTIL FIN BLK	24	0	22
<b>TOTAL</b>		<b>2,708</b>	<b>1,129</b>	<b>670</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1984	1985	0x0	1	1 UT	3
BRICK PATIO	1984	1985	3x50	1	150 SF	2
WALL AIR COND	1984	1985	0x0	1	2 UT	1
FENCES	1986	1987	6x180	1	1080 SF	2
FENCES	1986	1987	4x48	1	192 SF	2
WALL AIR COND	1994	1995	0x0	1	1 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/2023	\$1,623,000	Warranty Deed	2405944	3211	0604	01 - Qualified	Improved		
2/1/1992	\$185,000	Warranty Deed		1200	2288	Q - Qualified	Improved		
1/1/1989	\$200,000	Warranty Deed		1078	2012	Q - Qualified	Improved		
9/1/1984	\$86,000	Warranty Deed		922	2493	U - Unqualified	Improved		

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-3512	1/19/2023	12/15/2022	\$7,500	Residential	EMERGENCY PERMIT. ACTIVE LEAK. Work to be done on the small roof, approx. 300 sq ft on the left side of the house, see pictures. Remove 2 layers of the existing roofing. Install new MFM underlayment. Install new 5V Metal crimp roofing system.
15-2837	7/13/2015	9/21/2015	\$14,000		PORCH ROOF REPAIR AND RE ROOFING 264SF RESTORE T&G SHEATHING TO HIST CONFIG AND INCREASE CAPACITY
09-1285	5/4/2009	12/28/2009	\$2,200		REPLACE EXISTING WOOD DECK BOARDS ON PORCH 282SF ADN PAINT GREY
A953172	9/1/1995	12/1/1995	\$2,895		7 SQRS METAL ROOFING
E953146	9/1/1995	12/1/1995	\$5,000		ELECTRICAL
P952967	9/1/1995	12/1/1995	\$2,100		PLUMBING
B952328	7/1/1995	12/1/1995	\$10,000		REMOD KITCHEN,N,BLD,PORCH

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**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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